

ZB# 89-25

**William Rosenberg
(Big V)**

65-2-12

32
②
Adm.
June 12, 1989.

Norman Wax.

App. furnished
to Alan R. Lewis, Esq.
on 5/10/89.

Notice to Sentinel ✓
on 8/8/89 - Fixed
Corrected copy to
AL Lewis 8/8/89.

Public Hearing:

Sept. 11, 1989.

Fee: Paid \$50.00

OCPD letter need,
9 filed

Variances
Parking/Height
Granted
9/4/89

#89-25- Rosenberg, Wm. - Big U - height + parking variances

Alan Lewis
561-2727

TOWN OF NEW WINDSOR		General Receipt		10799
555 Union Avenue New Windsor, N. Y. 12550		<u>August 3</u> 19 <u>89</u>		
Received of <u>Alan Donald Lewis, Esq. (Riba Partners)</u>		<u>\$ 50.00</u>		
<u>Fifty and 00/100</u>		DOLLARS		
For <u>3 B.O. Variance Fee (#89-25)</u>				
DISTRIBUTION:				
FUND	CODE	AMOUNT		
<u>Check # 1162</u>		<u>\$ 50.00</u>		
By <u>Pauline B. Townsend</u>				
<u>Town Clerk</u>			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

BILA PARTNERS

DECISION GRANTING
AREA VARIANCE

#89-25.

-----X

WHEREAS, BILA PARTNERS, a partnership with offices at 158 North Main Street, Florida, New York 10921, by its attorney, Alan R. Lewis, Esq., 425 Robinson Avenue, Newburgh, N. Y. 12550, has made application before the Zoning Board of Appeals for 13 ft. 4 in. building height and 213 parking space variance to allow construction of a new Shoprite Supermarket on Route 32 in a C zone; and

WHEREAS, a public hearing was held on the 11th day of September, 1989 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared by its attorney, Alan R. Lewis, Esq.; and

WHEREAS, the application was opposed by adjacent residents; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that Applicant is seeking permission to vary the bulk regulations with regard to building height and parking in order to construct a new Shoprite Supermarket upon removal of the Windsor Theater building.

3. The evidence presented by Applicant substantiated the fact that a variance for more than the allowable building height and less than the allowable parking spaces would be required in order to allow the proposed construction which otherwise conforms to the bulk regulations contained in the C zone.

4. The evidence presented by Applicant indicated that the relief sought with regard to building height was due to the proximity of one corner of the proposed building to a property line which slopes away from the proposed building. Such evidence further showed that the height of the proposed building

will not be higher than the existing Windsor Theatre building, which it will replace.

5. The evidence presented by Applicant further indicated that the relief sought with regard to the parking requirements was due to a change in the parking requirements in Zoning Local Law subsequent to the original approval of the parking layout for this parcel. Such evidence further showed that the only reduction in parking was due to the larger building being proposed and a few spaces in front thereof.

6. The evidence presented by applicant showed that the Applicant had conducted a study of parking space utilization, which showed that the existing parking was sufficiently underutilized as to make compliance with the parking requirement in the Zoning Local Law a practical difficulty on this site.

7. The evidence indicated that rejection of the requested variance would cause practical difficulty since the relief sought by Applicant is not substantial in relation to the required bulk regulations and the previous site plan approved by the Planning Board with respect to parking has been found to be effective and more than adequate to handle the traffic at the shopping center.

8. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

9. The requested variances will produce no effect on the population density or governmental facilities.

10. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

11. The interest of justice would be served by allowing the granting of the requested variances.

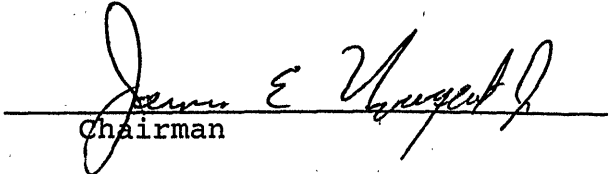
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT 13 ft. 4 in. building height variance and 213 parking space variance in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 25, 1989.


Chairman

(ZBADISK#¢-053085.FD)

40405

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

89-25

Date: July 31, 1989

I. Applicant Information:

- (a) Bila Partners, 158 No. Main Street, Florida, New York 10921 (914) 651-7973
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) Alan R. Lewis, Esq., 425 Robinson Avenue, Newburgh, New York 12550
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. Property Information:

- (a) C (A-1) Rte 32 & Old North Rd., Vails Gate 65-2-12 843,670SF
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 1957
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. I and O.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>40,000 SF</u>	<u>843,670</u>	<u>-----</u>
Min. Lot Width <u>200 FT</u>	<u>> 800 FT</u>	<u>-----</u>
Reqd. Front Yd. <u>60 FT</u>	<u>330 FT</u>	<u>-----</u>
Reqd. Side Yd. <u>30 / 70 FT</u>	<u>40 / 110 FT</u>	<u>-----</u>
Reqd. Rear Yd. <u>30 FT</u>	<u>30 FT</u>	<u>-----</u>
Reqd. Street Frontage* <u>N-A</u>	<u>-----</u>	<u>-----</u>
Max. Bldg. Hgt. <u>4"/FT=12'2"</u>	<u>25'-6"</u>	<u>13'-4"</u>
Min. Floor Area* <u>N-A</u>	<u>-----</u>	<u>-----</u>
Dev. Coverage* <u>-----</u> %	<u>-----</u> %	<u>-----</u> %
Floor Area Ratio** <u>5.5</u>	<u>29</u>	<u>-----</u>
Parking <u>5.5/1000SF=1323</u>	<u>1110</u>	<u>213</u>

* Residential Districts only
 ** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

See attached memorandum

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section , Table of Regs., Col. .

	Requirements	Proposed or Available	Variance Request
Sign 1	<u> </u>	<u> </u>	<u> </u>
Sign 2	<u> </u>	<u> </u>	<u> </u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
Total	<u> </u> sq.ft.	<u> </u> sq.ft.	<u> </u> sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation:

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

See attached memorandum.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
☒ Copy of tax map showing adjacent properties.
____ Copy of contract of sale, lease or franchise agreement.
☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
____ Copy(ies) of sign(s) with dimensions.
☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date July 31, 1989

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

ALAN RONALD LEWIS
Notary Public, State of New York
No. 4892626
Qualified in Orange County
Commission Expires Aug. 31, 1991

BILA PARTNERS:
By: William Rosenberg
(Applicant)
William Rosenberg, General Partner

Sworn to before me this

31 day of July, 1989.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

**MEMORANDUM IN SUPPORT OF ZONING VARIANCE APPLICATION
BY BILA PARTNERS**

Ever since its construction in 1957, the Big V Plaza at Vails Gate has produced a significant and positive effect in the Town of New Windsor. Now occupying approximately 20 acres, the center offers many and varied retail and service establishments for the convenience of the public, and is a major source of tax revenue for the Town.

To continue in this tradition, and to even increase the quality of the facilities available to shoppers, renovations are planned to both expand and up-grade the existing facilities.

The keystone of this project is a new Shoprite Supermarket, which will surpass the utility of the existing store by incorporating the latest in technology, modern materials and an additional 25,000 square feet of floor space. The proposed design and placement of this anchor store is of crucial importance for the success of the overall renovation of the center.

After a great deal of planning, careful thought and consideration, a design has been proposed for the new building addition. This plan serves to maximize the attractiveness and accessibility to customers while maintaining the integrity of the center and remaining within the bounds of economic feasibility. The plan presents no adverse impact upon the public, although a variance of the zoning ordinance is required with reference to building height and parking spaces.

A portion of the proposed addition will require a height variance of 13 feet 4 inches. While even raising the height of an existing structure on a 20 acre commercial parcel would not appear as incongruous, the new addition will in fact be maintaining approximately the height of one of the existing structures. The variance is required as the building will expand in a direction where the land slopes downward. Far from appearing like a "sky-scraper", the new building will appear similar to the old but will in actuality be higher in one section as a function of the declination of the ground.

The parking plan previously approved by the Town has been found to be effective and more than adequate to handle the traffic at the center. Therefore, the proposed expansion

makes little change in the existing parking. The parking configuration throughout the center remains the same, except some of the existing (but seldom used) parking spaces will now be covered by the expansion, and additional parking spaces are technically required under the ordinance due to the increase in floor area. A variance is required to allow the Plaza to operate with less than 20% fewer spaces than a strict reading of the ordinance would require.

The parking situation in fact presents no adverse impact upon the public. The proposed parking has been demonstrated to be more than adequate even during the peak hours of the busiest shopping days of the year. By an actual car count performed on Thursday, Friday, Saturday and Sunday on the Memorial Day Weekend of 1989, during the hours of 3:00 p.m. to 4:00 p.m., it was found that only 56% of the existing parking spaces were in use.

Practical difficulties will result if the variance requested is not granted. Indeed, to require strict adherence to the existing ordinance would also create an undue hardship for the Plaza owner. It is to everyone's benefit that the center, now more than 30 years old, begin to undergo renovations. After careful study, the owner has found that expansion on that section of the lot covered by the proposed plan would be most beneficial in terms of maintaining the integrity of the Plaza, customer access and in terms of aesthetics. As far as building height, since the addition is higher because the ground is lower, one alternative way to alleviate the problem would be to fill in the lower area. This would not only present a great practical problem, but it would serve no useful purpose, would result in less usable building space and would have no positive effect whatsoever.

Bila Partners is also faced with practical difficulty in increasing the parking spaces to meet the ordinance, as it does not own any more land contiguous with this parcel. The number of parking spaces required by the ordinance is presumably a function of the Town's desire to ensure adequate and safe parking at commercial establishments, and to maintain a sense of proportion and aesthetics. As it has been demonstrated that the existing parking is grossly underutilized, the variance requested will not present any adverse impact upon the public but will indeed be consistent with the intent and spirit of the New Windsor Zoning Law. Indeed, there is room for additional parking spaces to the rear of the Plaza, but these spaces have not been developed out of

consideration for the residential units adjacent to the Plaza on that side. Bila Partners have thus been able to allow a buffer between the residential units and the commercial buildings of the Plaza. Furthermore, it is found that customers have not used the parking areas to the rear and sides, preferring to choose spaces closer to the front entrances to the shops.

As a practical matter it would not make sense to simply repair the existing facilities when they can be improved. In today's competitive environment, renovation and modernization is not only a requirement for most commercial establishments to better serve the public but may be a requirement to remain in business. The plan proposed by Bila Partners has no adverse impact upon the public. It serves to increase the quality of the zone. While it would be difficult or unfeasible to proceed with the plan while maintaining strict adherence to the ordinance, the intent and spirit of the New Windsor Zoning Law is fostered by the plan as proposed.

404.05

RECEIVED APR 26 1989

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

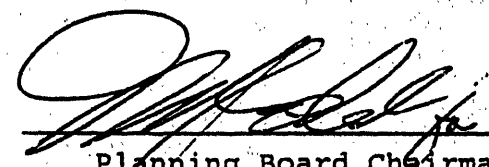
P-B File No. 88-71

Date 26 APRIL 1989

To: WAX BRYMAN FERRARO ASSOC
144 GROVE AVE.
CEDARHURST N.Y. 11516

PLEASE TAKE NOTICE that your application dated 1 FEB 89
for (~~Subdivision~~ - Site Plan)
located at "BIG V PLAZA" - ROUTE 32
LOCATED IN "C" ZONE

is returned herewith and disapproved for the following reasons.
BUILDING HEIGHT AND PARKING
VARIANCES REQUIRED


Planning Board Chairman
CARL SCHAEFFER

<u>C ZONE</u> <u>Requirements</u>	<u>Proposed or</u> <u>Available</u>	<u>Variance</u> <u>Request</u>
Min. Lot Area <u>40 000 SF</u>	<u>843 670</u>	<u>—</u>
Min. Lot Width <u>200 FT</u>	<u>7800 FT</u>	<u>—</u>

TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P-B File No. 88-71

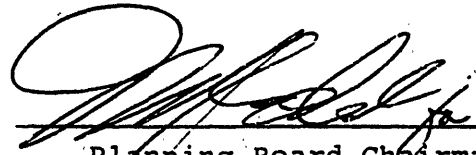
Date 26 APRIL 1989

To: WAX BRYMAN FERRARO ASSOC
144 GROVE AVE.
CEDAR HURST N.Y. 11516

PLEASE TAKE NOTICE that your application dated 1 FEB 89
for (~~906115204~~ - Site Plan)
located at "BIG V PLAZA" - ROUTE 32
LOCATED IN "C" ZONE

is returned herewith and disapproved for the following reasons.

BUILDING HEIGHT AND PARKING
VARIANCES REQUIRED


Planning Board Chairman
CARL SCHAEFFER

C ZONE
Requirements

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>40 000 SF</u>	<u>843 670</u>	<u>—</u>
Min. Lot Width <u>200 FT</u>	<u>7800 FT</u>	<u>—</u>
Req'd Front Yd. <u>60 FT</u>	<u>330 FT</u>	<u>—</u>
Req'd. Side Yd. <u>30-70 FT</u>	<u>40-110 FT</u>	<u>—</u>
Req'd. Rear Yd. <u>30 FT</u>	<u>30 FT</u>	<u>—</u>
Req'd. Street Frontage* <u>N-A</u>	<u>—</u>	<u>—</u>
Max. Bldg. Hgt. <u>4" / ft = 12'-2"</u>	<u>25'-6"</u>	<u>13'-4"</u>
Min. Floor Area* <u>N-A</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>—</u> %	<u>—</u> %	<u>—</u> %
Floor Area Ratio** <u>.5</u>	<u>.29</u>	<u>—</u>
<u>PARKING 5.5/1000 SF = 1323</u>	<u>1110</u>	<u>213</u>

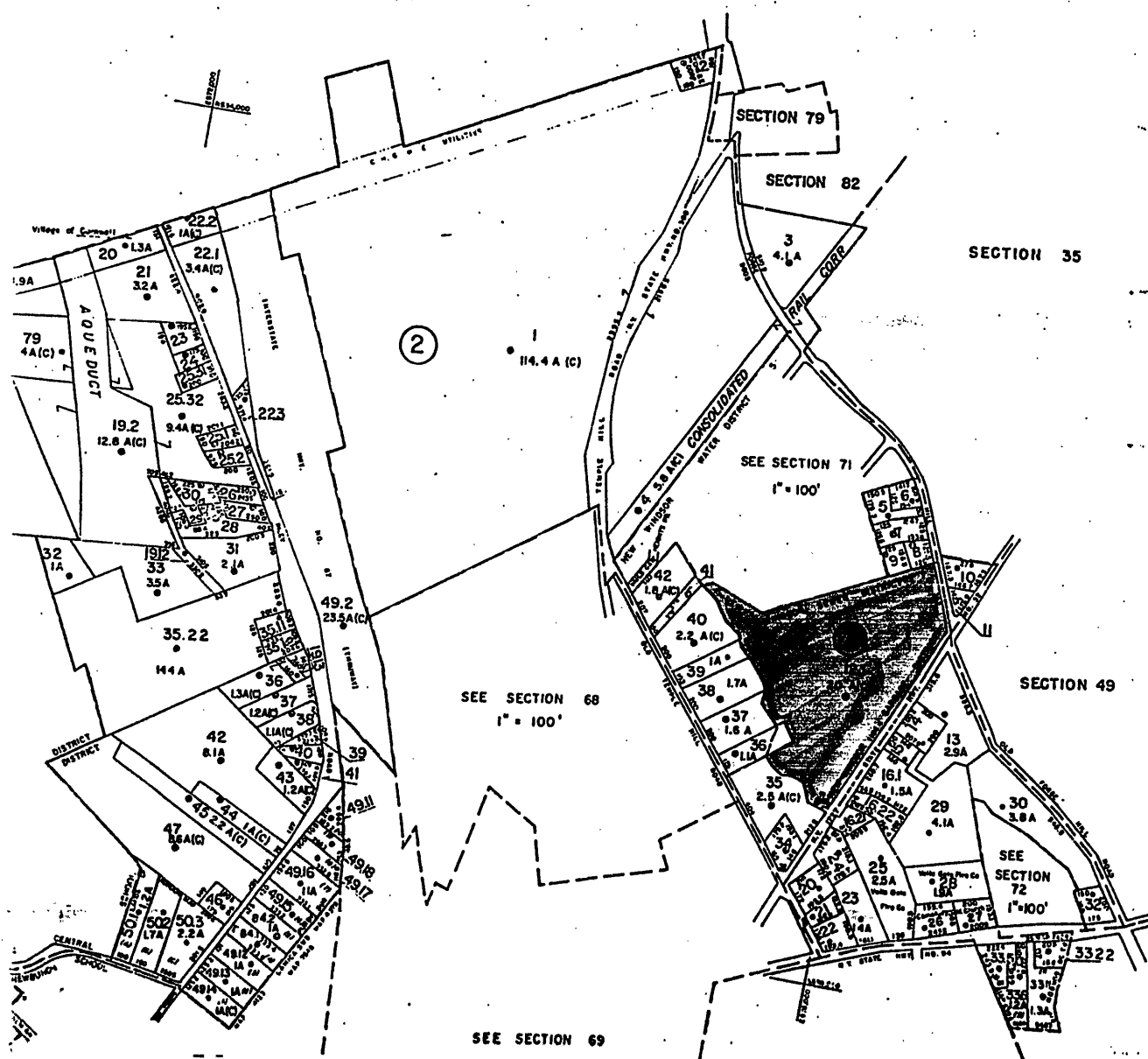
* Residential Districts only

** Non-residential Districts only

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (514-565-8550)
TO INQUIRE OF THE STATUS OF THE APPLICATION.

CC: MARK J EDSALL P.E.
ZONING BOARD OF APPEALS
~~PLANNING BOARD~~

SECTION 35



Bila Partners -

See ~~XX~~

Norman Wax = 90-81624-4

... ..
T. DeC... shielded

Road ...
...
(- 30' ...)

John -
Mench = 87-600

T. DeCouto = Traffic
... at Wendy's -
Remodel entire Center.

No objections

Motion by L.T. sec by R.F.

letter OCD of Co. dated 8/11/89 - no objection

9/1/89 - Public Hearing - Bita Partners

Name:

Address:

D. Dugan

69 V.C. Heights Dr New Windsor

A. Dugan

69 V.C. Heights Dr New Windsor

C. Petroler

71 Vails Gate Hts Dr,

~~S. Petroler~~

71 Vails Gate Hts Dr

PETER MARTIN

63 VAILS GATE HT, DR

Ignatius Kosior Jr - representative of Laborers Local 17

TERRY DeCouto 132 Old Temple Hill Rd. LOCAL 417 IRON WORKER

LORRAINE DeCouto

" " "

Vincent Schmidt

37 VAILS GATE HTS DR NEW WINDSOR NY

Charles W. Rhoden Jr.

57 C CLARA AVE. New Windsor, N.Y.

Ingrid Weissman

109 Vails Gate Hts Dr New Windsor NY



Louis Helmbach
County Executive

Rec'd. TA office
8/16/89. (PAB)

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Zoning Brd. D P & D Reference No. NWT 26-89M

County I.D. No. 65 / 2 / 12

Applicant Bila Partners (Big V Supermarkets)

Proposed Action: Area Variances- building height and parking spaces.

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Rte 32.

Comments: The matter is strictly of local importance. There are no significant concerns to bring to your attention.

Related Reviews and Permits _____

County Action: Local Determination XXXX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

8/11/89
Date

Peter Garrison
Commissioner

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 25

Request of BILA PARTNERS

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of new Big V Supermarket with more
than the allowable building height and less than
the parking space requirements;

being a VARIANCE of

Section 48-12-Table of Use/Bulk Regs., Cols. I and O

for property situated as follows:

Big V Vails Gate Plaza
Route 32 and Old Forge Hill Road
Vails Gate, New York (Tax Map ID Sec. 65, Blk. 2, Lot 12)

SAID HEARING will take place on the 11th day of
September, 1989, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JAMES NUGENT
Chairman

404.05



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(131)

130 rec'd.

July 10, 1989

Alan R. Lewis
Attorney
425 Robinson Ave.
Newburgh, N.Y. 12550

Re: Tax Map 65-2-12

Variance List 500 Ft.

Dear Mr. Lewis:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$125.00 minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, N.Y.

Very truly yours,

Leslie Cook

LESLIE COOK
Sole Assessor

LC/kaf
Attachments
cc:P.Barnhart

Vails Gate Elementary School
c/o Newburgh School District
98 Grand St.
Newburgh, N.Y. 12550

William F. & Elizabeth A. Stafford
58 Continental Dr.
New Windsor, N.Y. 12550

Richard F. & Diane M. Storey
422L Bailey Loop
West Point, N.Y. 10996

Richard M. Cohen &
Jerly A. Dorsey
62 Continental Dr.
New Windsor, N.Y. 12550

Richard J. & Jeannie M. Crook
64 Continental Dr.
New Windsor, N.Y. 12550

John F. & Mary V. Rohan
66 Continental Dr.
New Windsor, N.Y. 12550

Berend & Margaret R. Bakker
68 Continental Dr.
New Windsor, N.Y. 12550

Forge Hill Management Asso.
11-G Ivy Lane
Bergenfield, N.J. 07621

STP/JMK Properties, Inc.
298 Forge Hill Road
New Windsor, N.Y. 12550

Carmine Andriuolo
363 Windsor Hwy.
New Windsor, N.Y. 12550

Harold J. Adams
Highland Ave.
Maybrook, N.Y. 12543

Laborers Local 17
Realty Trust
P.O. Box 365
Vails Gate, N.Y. 12584

Edward O. Cicchetti
8 Baltsas Rd.
Newburgh, N.Y. 12550

Reziero Vitolo
12 Lancer Dr.
Newburgh, N.Y. 12550

Bankers Trust Hudson Valley N.A.
c/o Barclay Bank
attn: Real Estate Dept.
604 Broad Hollow Rd.
Melville, N.Y. 11747

Consolidated Rail Corp.
6 Penn Center Plaza
Philadelphia, Pa. 19103

Alton & Theresa Christianson
327 Old Forge Hill Rd.
New Windsor, N.Y. 12550

Jenline & Zelda Ware
329 Old Forge Hill Road
New Windsor, N.Y. 12550

Carina Canzoneri
323 Old Forge Hill Rd.
New Windsor, N.Y. 12550

Emilie M. & Jack V. Graziano
317 Old Forge Hill RD.
New Windsor, N.Y. 12550

Blooming Grove Operating Co. Inc.
PO Box 188
Washingtonville, N.Y. 10992

Emilio Panella
410 Bloominggrove Tpk.
New Windsor, N.Y. 12550

Sun Refining & Marketing Co.
Ten Penn Center
1801 Market St.
Philadelphia, Pa. 19103

Frederick J. Kass &
Audrey & Samuel Madison
367 Windsor Hwy.
New Windsor, N.Y. 12550

Henry & Walter Kroposki
PO Box 731
Monroe, N.Y. 10950

Mans & Miller Auto Center
PO Box 247, Vails Gate, N.Y. 12584

Edith B. Lawton
PO Box 653
Vails Gate, N.Y. 12584

Pauline A. & Raymond J. Beck, Jr.
PO Box 498
Vails Gate, N.Y. 12584

Felica Morgese
71 Sullivan St.
New York City, N.Y. 10012

Kathleen I. & Thomas Manning
22 Pat Road
Newburgh, N.Y. 12550

Etta & William J. Trifilo
PO Box 55
Vails Gate, N.Y. 12584

Lorraine & Terry DeCouto
132 Old Temple Hill Rd.
New Windsor, N.Y. 12550

Adele A Fanelli
P.O. Box 421
Vails Gate, N.Y. 12584

Emilio Panella
PO Box 573
Vails Gate, N.Y. 12584

Gemma & Antonio Tornatore
82 Continental Dr.
New Windsor, N.Y. 12550

Louella & Walter L. Nichols
PO Box 579
Vails Gate, N.Y. 12584

Elizabeth A. & David B. Betrix
PO Box 465
Vails Gate, N.Y. 12584

County of Orange
c/o Walter L. & Lovella Nicholas
PO Box 579
Vails Gate, N.Y. 12584

Frances T. & Adolph Taravella
Box 94
Old Temple Hill Road
Vails Gate, N.Y. 12584

Ruth & Eugene L. Andrews
PO Box 292
Vails Gate, N.Y. 12584

Salvatore & Santa Maganuco, as Trustees
Maganuco Fam. Tr.
Box 163
Vails Gate, N.Y. 12584

Catherine & Robert Babcock
Box 537
Vails Gate, N.Y. 12584

Louis Korgold MD
135 Strawton Rd.
West Nyack, N.Y. 10994

R & S Foods Inc.
249 North Craig St.
Pittsburgh, Pa. 15213

Louis Korngold MD
c/o Vails Gate Development Ass.
125 South Main St.
New City, N.Y. 10956

Brambury Asso.
765 Elmgrove Rd.
Rochester, N.Y. 14624

Edmond M. Selby
335 Old Forge Hill Rd.
New Windsor, N.Y. 12550

Rose Estremera
21 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Diane & Sonny Warshaw
23 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Marie & Ronald Perry
25 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Barbara Levy
27 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Grace Ziegler Palumbo
29 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Haynes Quenoe Rlty. Corp
c/o Taco Maker of New Windsor
377 Windsor Hwy
New Windsor, N.Y. 12550

Rosenbaum Industries Inc.
PO Box 428
Vails Gate, N.Y. 12584

Charles T. & Rose M. Daidone
250- 260 Temple Hill Rd.
New Windsor, N.Y. 12550

Highland National Bank
381 Broadway
Newburgh, N.Y. 12550

C.P. Mans
PO Box 247
Vails Gate, N.Y. 12584

Joan A. Shedden
RD 2 Temple Hill RD.
New Windsor, N.Y. 12550

Kimura Isamy
Hajime Corp.
PO Box 713
Vails Gate, N.Y. 12584

The Vails Gate Fire Company
PO Box 101
Vails Gate, N.Y. 12584

Sorbello, Vincent ETAL
c/o RKB Construction Co.
412 Riverside Rd.
Highland N.Y. 12528

Albany Savings Bank
94 Broadway
Newburgh, N.Y. 12550

William & Viola Rosenberg
c/o Big V Supermarket Inc.
176 No. Main St.
Florida, N.Y. 10921

Katherine Kelly
PO Box 38
Vails Gate, N.Y. 12584

Michael Wong &
Ong See Tein
31 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Ronni & Steven Warshaw
33 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Grace & Raymond Skopin
35 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Gertrude & Vincent Schmidt
37 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Thelma & Fredrick Zelkind
39 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Annelie & Stephen Coyle
41 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Jacqueline C & John C Ledwith III
43 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Frances & Martin Shapiro
45 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Lucy & Leonard Hunger
47 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Gloria & Richard Freed
49 Vails Gated Heights Dr.
New Windsor, N.Y. 12550

Myra & Bertrand Maidman
51 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Dolores & Rafael Diaz
53 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Linda & Ulrich Asmann
99 Montgomery St.
Newburgh, N.Y. 12550

Sally & Isaac Scheiner
17 Marion Dr.
Newburgh, N.Y. 12550

Christopher Isaacs &
Sandra Jackson
59 Vails Gate Hgths. Dr.
New Windsor, N.Y. 12550

Edith & David Herring
61 Vails Gate Hgths. Dr.
New Windsor, N.Y. 12550

Lucy & Peter Martini
PO Box 331
Vails Gate, N.Y. 12584

Barbara Reed
65 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Bella Yelin
67 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Annette F. & Dennis P. Dugan
69 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Salvatore & Concetta Petrolese
71 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Carmine & Norma Luongo
73 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Carla L. & Frank Vanacore
75 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Josika Gojka &
Adrian Bitz
125 Lakeside Road
Newburgh, N.Y. 12550

Thomas Lewis &
Claudia Rudin
81 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Glen & Regina Mitchell
89 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Glen T. Mitchell
85 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Marie C Charles Garcon &
Lionel Garcon
103 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Ingrid Weissman
109 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Adel & Alix M. Mariette
117 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Ruth & Earne Banks
125 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Betty & Benjamin Pickett
133 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Talietha & Joel Feinberg
PO Box 951
Vails Gate, N.Y. 12584

Diana & William Morange
149 Vails Gate Height Dr.
New Windsor, N.Y. 12550

Doreen & Joseph Uhrec
157 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Jeanne & Vincent Kayes
165 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Lucille & Dominick Parisi
53 Highview Ave.
Newburgh, N.Y. 12550

Windsor Properties
c/o R W Sholes Inc.
2300 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Lorayne & Edwin J. Wolff, Jr.
80 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Harriet & Robert Klein
82 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Carol & Hector Kercado
84 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

John R. Maresca
86 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Mary L. Nottingham
PO Box 501
Vails Gate ,N.Y. 12584

Carol & John Warner, Jr.
90 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Beatrice & Bernard Dolan
92 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Donna & Richard Mendelson
96 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Jose M. Velez
100 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Mita & Paulette Obey
102 Vails Gate heights Dr.
New Windsor, N.Y. 12550

Fay E. & John J. Hughes
104 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Mary Ellen & Tetsuo Nakatsu
106 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Margaret & Frank Manna
108 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Billie Mae & Thomas Napolitano
110 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Leon E. Saunders &
Ann L. Barnett
114 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Agnes & Francis Donaghy
116 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Linda & Robert Mazureck
118 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Catherine Ricks &
Johathan Kant
120 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Luz & John Mahoney
122 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

William & Lynne Mc Garry
124 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Barbara & Robert N. Ekstein
126 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Robert Sorrentino
59 Westlyn Dr.
Bardonia, N.Y. 10954

Anne & Edward Lamb
130 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Helen & Michael De Stefano
134 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Carolyn & Francis Sullivan
126 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Adele & William Kessler
138 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Dolores M. & Robert F. Trincali
140 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

Adeline P. Gracey
9206 Wofford Lane
College Park, Maryland 20740

Jamene D. Ryerson
148 Vails Gate Heights Dr.
New Windsor, N.Y. 12550

ALAN R. LEWIS

ATTORNEY AND

COUNSELLOR-AT-LAW

Rec'd. TA office -
8/7/89 - (PMS)

425 ROBINSON AVENUE
NEWBURGH, NEW YORK 12550
914-561-2727
FAX 561-6961

CERTIFIED -- RETURN RECEIPT REQUESTED

August 4, 1989

Ms. Patricia A. Barnhart
Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue - Town Hall
New Windsor, New York 12550

Re: Our File No. 404.05

Dear Ms. Barnhart:

I enclose the Application for Variance on behalf of Bila Partners. Please note that, attached to and as a part of the Application, we have included a Memorandum in support of Zoning Variance Application.

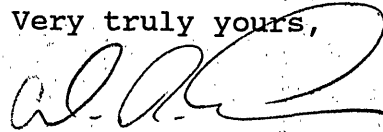
I previously requested our architect, Wax, Bryman, Ferraro & Associates, to transmit to you directly three (3) copies of the site plan. Please notify me immediately if you have not yet received them.

In addition to the Application and Memorandum, which is in triplicate, I enclose our firm check for the filing fee and the Public Notice of Hearing. I would ask you to please call when the Notice of Hearing has been signed so that we can arrange to have it picked up at your office. We have already prepared the envelopes for the certified mailings to the 129 persons on the Assessor's list. A copy of the Town Assessor's list is also enclosed for your reference.

I understand that, when we pick up the Public Notice of Hearing, you will also provide us with the Affidavit of Publication for the newspaper. I have also transmitted a

copy of the Application and a copy of the site plan to the Orange County Planning Department, pursuant to the General Municipal Law section 239, as we understand that a County road is within 500 ft. of the property. Please advise if there is anything further you will need in order to process the Application.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'A. R. Lewis', with a large, sweeping flourish at the end.

Alan R. Lewis

ARL/sdq
Encls.

ALAN R. LEWIS

ATTORNEY AND

COUNSELLOR-AT-LAW

425 ROBINSON AVENUE
NEWBURGH, NEW YORK 12550
914-561-2727
FAX 561-6961

CERTIFIED -- RETURN RECEIPT REQUESTED

August 4, 1989

The Orange County Planning Department
124 Main Street
Goshen, New York 10924

Re: Our File No. 404.05

Gentlemen:

We represent Bila Partners, the applicant in a Zoning Variance proceeding now pending before the Zoning Board of Appeals of the Town of New Windsor. I enclose for your review, in accordance with General Municipal Law section 239 (1) and (m) a copy of our application and the site plan map.

Please note that this application is pending and a Public Hearing has been tentatively scheduled for September 11, 1989.

Very truly yours,



Alan R. Lewis

ARL/sdq
Encls.

cc: ✓ Ms. Patricia Barnhart, Secretary
New Windsor Zoning Board of Appeals

BIG V - SITE PLAN (88-71) ROUTE 32

Mr. Rosenberg, John Mench, and Norman Wax came before the Board representing this proposal.

Mr. Mench: This is Mr. Rosenberg. I represent Big V and Mr. Rosenberg is the owner of the Vails Gate Shopping Center. We have submitted to you some time ago a request to build, have Mr. Rosenberg build a new Big V store in the existing center and we come before you seeking your approval of that plan.

Mr. VanLeeuwen: Do you realize that it has to go to the Zoning Board of Appeals and that is what we will do tonight.

Mr. Rones: Mark has a note here that the applicant wishes to discuss certain revisions to the plan with the Planning Board prior to their appearance before the Zoning Board of Appeals.

Mr. Rosenberg: It was 1959 when we opened up this store and this village at that time was totally responsible for our success, that was our second store and our best store. What we did from the other plan is we pushed the building back 30 feet and created much more parking in here than we had before and which I feel is a definite advantage. The doors were originally over here and we pulled the doors over here to bring them closer to the center and I think it is my opinion that this will be a beautiful store, beautiful building and not only will we build back but we will modernize the whole Center at the same time.

Mr. VanLeeuwen: What are you going to do with the existing store?

Mr. Rosenberg: We are looking for a worthwhile tenant for that. We have two or three in mind but we will have a good one.

Mr. McCarville: You will make this driveway go through here, where it doesn't go through now.

Mr. Rosenberg: It can't go through because there is a drop off of 8 or 9 feet.

Mr. Pagano: Where is the tire store?

Mr. Rosenberg: The tire store was back here. That is coming out of there and moving. I paid them off on their lease and they are going. The theater I did likewise with. I had a problem with them.

Mr. McCarville: Where does the variance come in on this piece of property. Where is the variance required.

Mr. Wax: I am the architect for the project. The variances that are listed are maximum building height. There is--

Mr. Soukup: You won't need that next month.

Mr. Wax: I know that but you can only go up so many feet in height for such a setback and the rear portion of the building being closer to the property line exceeded the height allowance in the zoning code. The other variance was a parking variance required for 213 spaces. The plan that you see was the plan that is in existence for the shopping center. We superimposed the building over it. These were the spaces that were deleted and based upon 5 1/2 spaces, we are, now we come up short 213 spaces. However, I might point out that in real life, none of this area of parking is presently used where the building is going and of course this will now really put it to use and Big V study would indicate that we have sufficient parking to satisfy all our requirements on the site.

Mr. McCarville: When you are taking your parking into consideration, you are considering the restaurant and the bank parking as well in that area.

Mr. Wax: Yes. We took the existing site plan as it existed, the legal approved site plan and used the numbers for the new plans plus what we deleted and that was the--

Mr. VanLeeuwen: You still have, you can squeeze more parking if you have to. All he needs is a turn down. I make a motion to approve the Big V Site Plan (88-71) and send a letter to the Zoning Board of Appeals which we will discuss at a later point.

Mr. McCarville: I will second that motion.

Mr. Soukup: I don't think your layout represents the striping that is out on the field for some of the parking areas. You may have taken the original design plan but there has been some changes made in the field along Forge Hill that doesn't resemble what is there.

Mr. Wax: These parking spaces are heading out onto the road and there was one lane that was down but the number of parking spaces remains the same.

Mr. VanLeeuwen: You are going to remark and reline them.

Mr. Rosenberg: Yes.

Mr. Soukup: Don't you think you should have an accurate layout compared to what you need. You are getting a variance on what you need and if that number doesn't hold true on the drawings, if you don't have the accurate count, you may be back again.

Mr. Wax: What we were concerned about was we wanted to in an sense of the Board and get an approval based on the existing. What we would actually like to do at a later time is come back with a complete new restriping plan for instance we prefer to put head-in rows which work much better for shopping centers where people can access the stores better. However, we ran athwart with many odd ball sizes. The zoning is 10 foot spacing and the existing grandfathered spaces are 9 foot spaces. At some point in the future, it is my understanding that Mr. Babcock mentioned that you may go back to 9 foot spaces.

Mr. VanLeeuwen: That could be.

Mr. Wax: But, you know we don't--

Mr. VanLeeuwen: To be fair to you and to Mr. Rosenberg, if you go to the Zoning Board of Appeals with that layout and you are looking for a variance of 213 parking spaces, you are going to have a tough time. What I would do is I'd revamp the parking lot now, lay it out properly and then go to the Zoning Board of Appeals because you might not have to go for 213. I think you are going to wind up with a heck of alot less.

Mr. Ronces: Or, you might have to go for more but you'd make sure you'd get the variances you needed, whichever way you went. It will save you time down the road.

Mr. Wax: Do we do it with 9 foot spaces or do it with 10 foot spaces.

Mr. VanLeeuwen: I'd go according to the code we have now.

Mr. Wax: If we go to 10 foot spaces, we are in worse condition than we were. On that basis, we'd just as soon leave the parking the way it is until you revamp the variance. These spaces are all what you see.

Mr. VanLeeuwen: But, you are adding if it was existing and nothing was done--

Mr. Wax: We are not changing the spaces.

Mr. VanLeeuwen: Try the layout.

Mr. Wax: I know if I have pre-existing 9 foot spaces and I make the spaces into 10 foot spaces, I know I am going to have to come up with less spaces than I--

Mr. VanLeeuwen: You can try it with the Zoning Board of Appeals.

Mr. Wax: I think if I believe and I am saying it in an asking way, I believe that if we stay with the status quo, this is the situation and we would go on that basis. If in the future you elected to change it or we elected to come in with a new proposal which we would appear before you again that this is what we'd like to do and we think it would make more sense and let that stand on its merits, then that would be a whole separate thing.

Mr. McCarville: That is something the Zoning Board of Appeals is going to have to tell you.

Mr. Rosenberg: I own 2 1/2 additional acres which I am not touching at this time which is available that is in the back of the bank that whole area there, there is 2 1/2 acres in there which is not doing a thing with at this point.

4-12-89

Mr. McCarville: Is that behind the building.

Mr. Rosenberg: I'd much rather take the site as it is and do that and bring the shopping center up to where it should be. That is most important now. I know that there will be ample parking here. I am sure of it.

ROLL CALL:

Mr. Jones	No
Mr. Soukup	No
Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Pagano	No

USE AND BULK REGULATIONS

DESIGN SHOPPING (C) A-1 RETAIL STORES

	REQUIRED	PROVIDED	VARIANCE
MINIMUM LOT AREA	40,000 SF	843,670 SF	NOT REQ'D
MINIMUM LOT WIDTH	200 FEET	IRREGULAR	NOT REQ'D
REQUIRED FRONT YARD	60 FEET	± 330 FEET	NOT REQ'D
REQUIRED SIDE YARD	30 FT / 70 FT	40 FT / 110 FT	NOT REQ'D
REQUIRED REAR YARD	30 FEET	30 FEET	NOT REQ'D
REQUIRED STREET FRONTAGE	N/A	—	—
MAXIMUM BLDG HEIGHT	4' PER FT OF ELEV NEAREST ST LINE (40') 12' 2" HT PERMITTED	25' 6" HT.	13' 4" EXCESS HT ABOVE MAX.
FLOOR AREA RATIO	0.5	0.29	NOT REQ'D

AREA OF EXISTING BUILDING ON SITE TO REMAIN	198,675 S.F.
AREA OF PROPOSED BUILDING ADDITION	41,879.5 S.F.

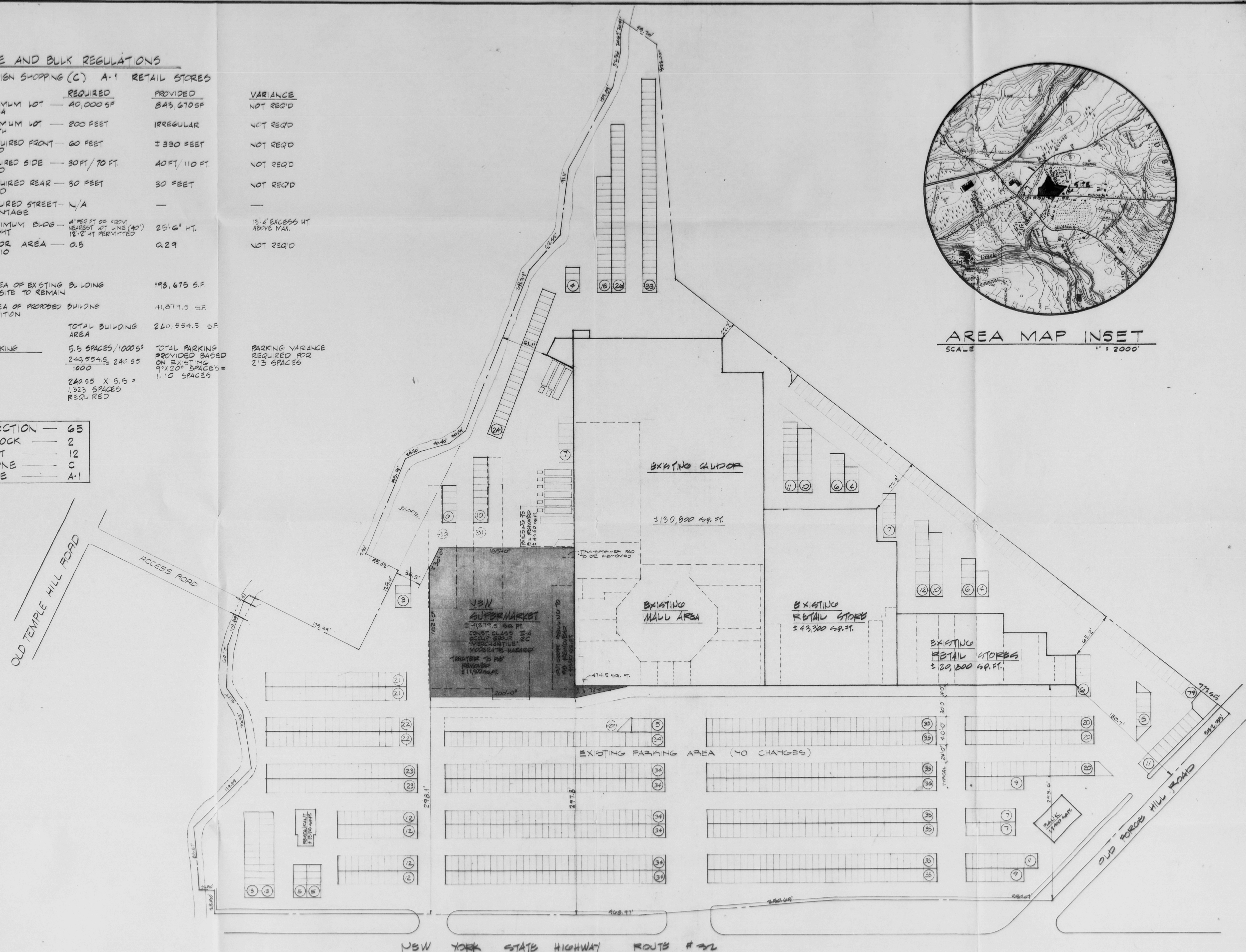
TOTAL BUILDING AREA	240,554.5 S.F.
PARKING 5.5 SPACES/1000 SF	TOTAL PARKING PROVIDED BASED ON EXISTING 9' X 20' SPACES = 1,110 SPACES
240.55 X 5.5 = 1,323 SPACES REQUIRED	

PARKING VARIANCE REQUIRED FOR 213 SPACES

SECTION	65
BLOCK	2
LOT	12
ZONE	C
USE	A-1



AREA MAP INSET
SCALE 1" = 2000'



PROPOSED SITE PLAN: 1"=50'-0"

AREA OF EXISTING BUILDINGS ON SITE = 219,275 SQ. FT.
 AREA OF BUILDINGS TO BE REMOVED = 20,600 SQ. FT.
 TOTAL (PROPOSED) EXISTING BUILDING AREA = 198,675 SQ. FT.
 AREA OF PROPOSED NEW BUILDINGS = 41,879.5 SQ. FT.
 TOTAL (PROPOSED) BUILDING AREA ON SITE = 240,554.5 SQ. FT.

PARKING REQUIRED = 6.5 SPACES / 1000 SQ. FT. = 1 SPACE / 182 SQ. FT. = 1323 SPACES
 TOTAL PARKING PROVIDED: EXISTING @ 9' X 20' = 1110 SPACES

REVISION	DATE	DESCRIPTION
1	2-7-07	AS NOTED
2	2-7-07	DATE
3	2-7-07	DATE
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96	2-7-07	DATE
97	2-7-07	DATE
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99	2-7-07	DATE
100	2-7-07	DATE

WAX BRYMAN FERRARO & ASSOCIATES
 ARCHITECTURE PLANNING & INTERIOR DESIGN
 145 Grove Avenue • Cedarhurst • New York 11516

THE "BIG V" PLAZA VALLEY CATE, NEW YORK

BIG V PLAZA

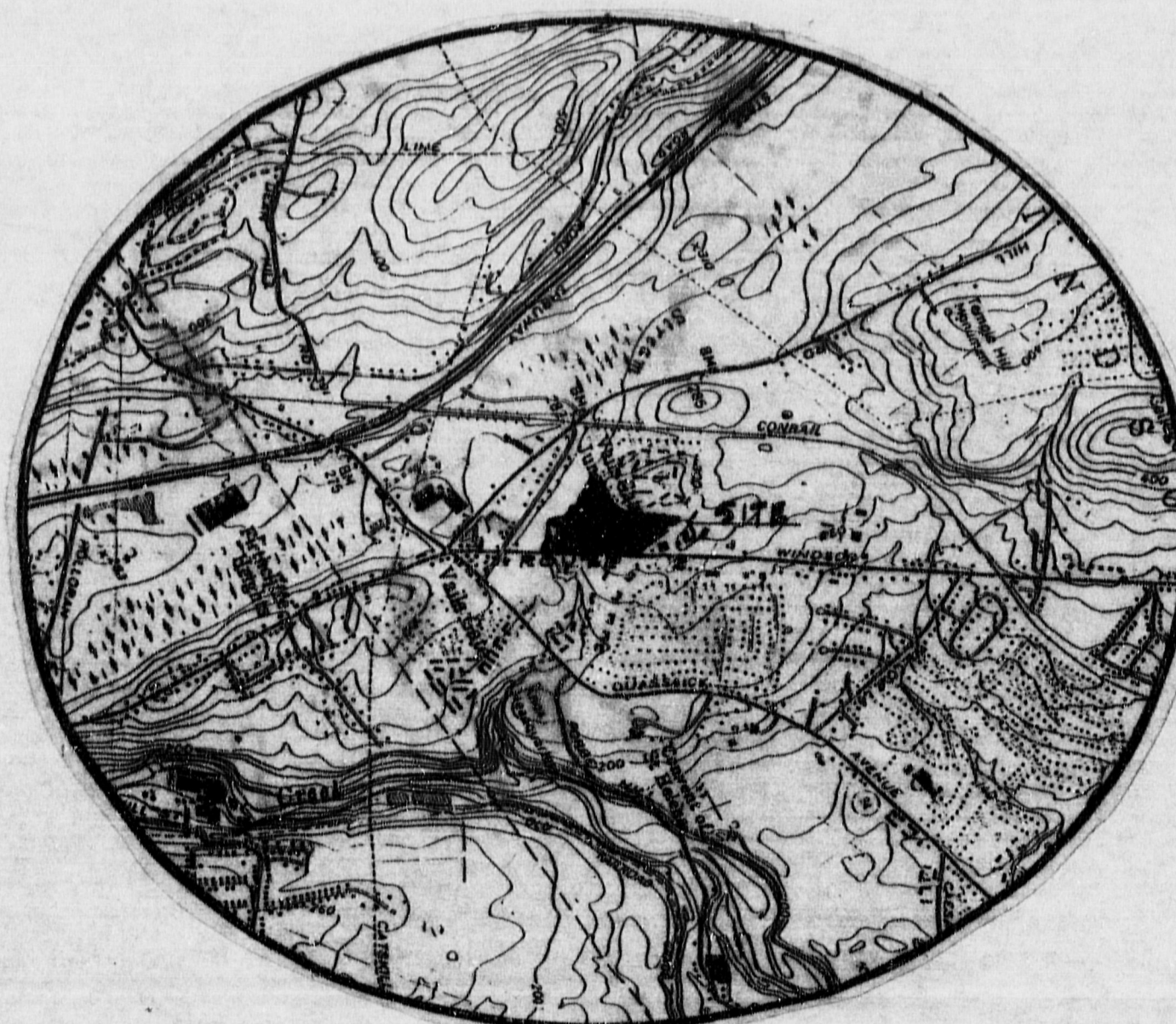
VAIL'S GATE NEW YORK

APPLICANT AND OWNER
BILA PARTNERS
158 NORTH MAIN STREET
FLORIDA, N.Y. 10921

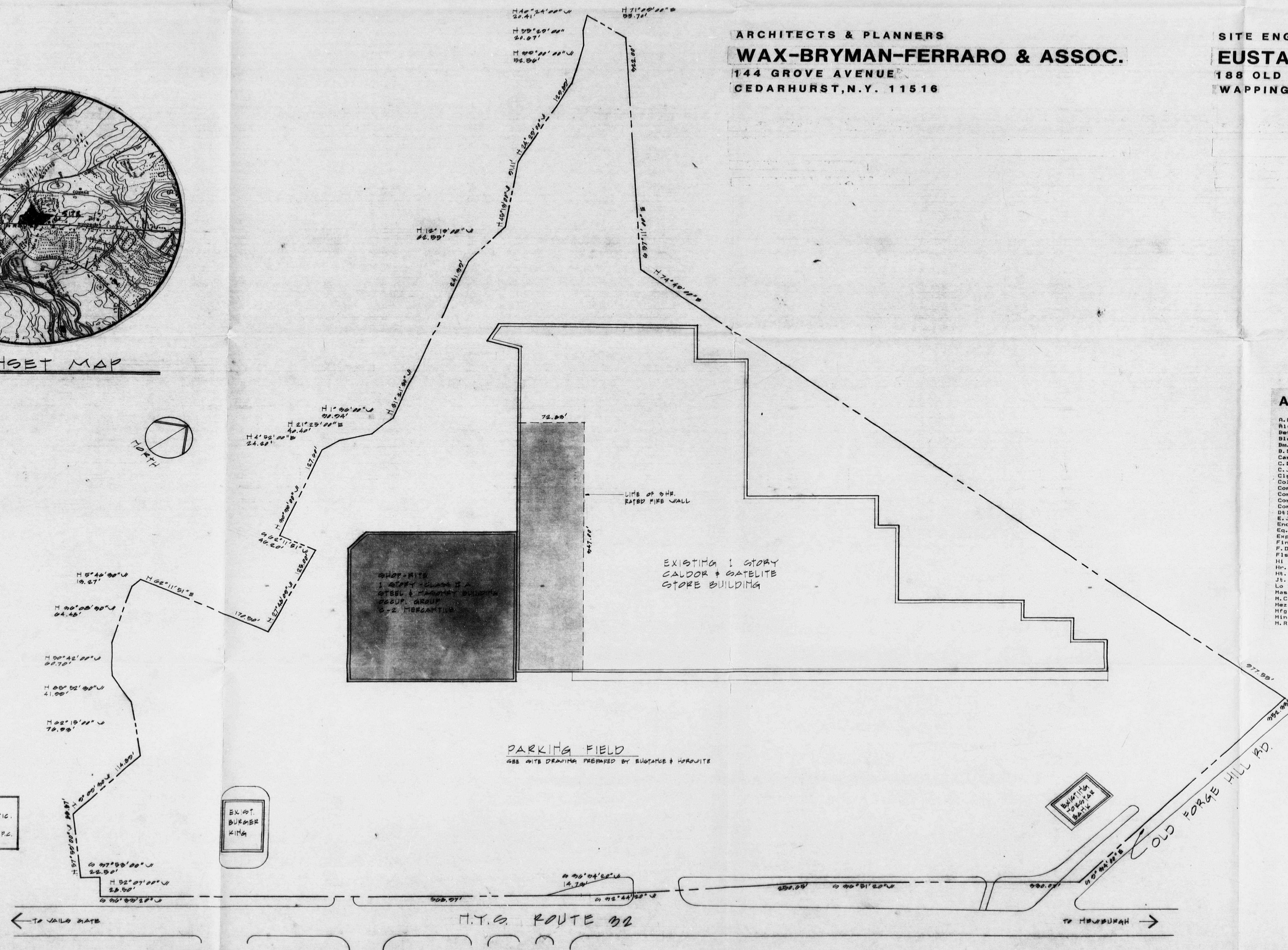
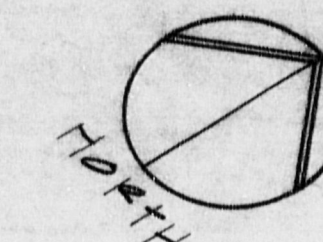
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CLIVE SAMUELS & ASSOC.
2 RESEARCH WAY
PRINCETON, N.J. 08540

ARCHITECTS & PLANNERS
WAX-BRYMAN-FERRARO & ASSOC.
144 GROVE AVENUE
CEDARHURST, N.Y. 11516

SITE ENGINEER
EUSTANCE & HOROWITZ P.C.
188 OLD HOPEWELL ROAD
WAPPINGERS FALLS, N.Y. 12592



AREA INSET MAP
SCALE: 1" = 2000'



ABBREVIATIONS

A.F.F.	Above Finish Floor	M.S.	Metal Stud
Alum.	Aluminum	Mtl.	Metal
Bdw.	Between	N.I.C.	Not in Contract
Bldg.	Building	O.C.	On Center
Bn.	Beam	Part.	Partition
B.S.	Both Sides	Phar.	Pharmacy
Cent.	Centerline	Pl.	Plate
C.B.	Concrete Block	Plywd.	Plywood
C.J.	Control Joint	Prefab.	Prefabricated
Cig.	Ceiling	Prov.	Provide
Col.	Column	Rig.	Railing
Comp.	Compartment	Reinf.	Reinforce
Cont.	Continuous	Requ.	Requirement
Conc.	Concrete	Rms.	Rooms
Const.	Construction	S & L	Sign and Light
Detail	Detail	Shrk.	Sheetrock
E.J.	Expansion Joint	Sl.	Slab
Encl.	Enclosure	Sldg.	Sliding
Eq.	Equal	Stl.	Steel
Exp.	Exposed	Stor.	Storage
Fin. Flr.	Finish Floor	Temp.	Tempered
F.D.	Floor Design	T & S	Top and Spackle
Flashg.	Flashing	T.O.F.	Top of Footing
H. Pt.	High Point	T.O.P.	Top of Pier
Hr.	Hour	T.O.S.	Top of Steel
Jt.	Joint	T.O.W.	Top of Wall
Lo Pt.	Low Point	Typ.	Typical
Masonry	Masonry	U.D.N.	Unless otherwise Noted
M.C.	Moment Connection	Var.	Varies
Mezz.	Mezzanine	Vert.	Vertical
Mfg.	Manufacturing	W.I.	Wrought Iron
Min.	Minimum		
M.R.	Moisture Resistant		

MATERIAL LEGEND

	UNDISTURBED EARTH
	COMPACTED POROUS GRAVEL FILL
	POURED CONCRETE
	8' OR 12' NON-LOAD BEARING CONCRETE BLOCK
	BRICK
	4' FINISH BLOCK ON 8' STANDARD BLOCK
	FIRE RETARDANT ROUGH LUMBER
	WOOD BLOCKING
	FINISHED WOOD
	PLYWOOD
	STRUCTURAL STEEL
	SHEETROCK (T&S)
	BATT INSULATION
	RIGID INSULATION
	4' METAL STUD PARTITION
	4' METAL STUD PARTITION w/ 1 HR. FIRE RATING
	6' METAL STUD PARTITION
	6' METAL STUD PARTITION w/ 1 HR. FIRE RATING

NOTE:
ARCHITECT'S SITE PLAN IS MERELY SCHEMATIC.
ALL SITE INFORMATION IS AS SHOWN ON SITE
DRAWING PREPARED BY EUSTANCE & HOROWITZ P.C.
AND SHALL PREVAIL.

WAX BRYMAN FERRARO & ASSOCIATES
ARCHITECTURE PLANNING & INTERIOR DESIGN
144 GROVE AVENUE • CEDARHURST, N.Y. 11516